The announcement yesterday of the approval of the Union Square site for the county court house by the commission which has been acting on the matter for the past two years aroused quite a little speculation in realty in the immediate Several well known operators who had received information that the commission would report favorably on the site had secured options on valuable plots facing the proposed building. Following the news of the recommendation to the Board of Estimate the options were exercised. The northeast corner of Union Square and Seventeenth street and buildstreet were included in these transactions.

ings in Irving place and in Seventeenth Several other interesting deals were put through, involving the Majestic apartment house at St. Nicholas avenue and 145th street and a number of high grade private dwellings in Seventy-ninth and Forty-sixth streets and in West End avenue. Henry purchased a site for a twelve story loft building in Twenty-second street near Sixth avenue. one of the most important leases made

in some time was also concluded vesterday The Van Schaick property at the southwest corner of Fifth avenue and Fourteenth street, 73.3x107 feet, was transferred by the owner. Henry Van Schaick, to the Van Schaick Realty Company. This corpora-tion leased it for a long term at a total of about \$2.500,000 to a corporation of which Samuel E. Jacobs and Maximilian Morgenthat are the principal stockholders.

The property has been held by the Van

The property has been held by the Van Schaick family for more than eighty years. Myndert Van Schaick originally purchased the entire block front from Thirteenth to Fourteenth street, building his residence, at that time one of the most prominent in the city, on the corner plot. The remainder of the block front was sold to various purchasers, a thirty foot plot adjoining having been within the last two years repurchased chasers, a thirty foot plot adjoining having been within the last two years repurchased by Henry Van Schaick from B. Aymar Sands, making his Fifth avenue frontage seventy-three feet and three inches. Some twenty years ago the late William C. Demorest leased the corner property, which for some time had been used as an anattern thouse for a long term and are

apartment house, for a long term and en-larged the building, putting in six stores on the Fourteenth street front. This building, known as the Knickerbocker, has long been a landmark in the neighbor-

hood.

The new lease involves the erection by the Van Schaick Realty Company of a sixteen story and loft building with basement and sub-cellar, work to begin May 1. It is expected that the building will be ready for occupancy by February 1, 1908.

There have been in the last few years many changes in the character of buildings on Fifth avenue, between Fourteenth and many changes in the character of buildings on Fifth avenue between Fourteenth and Twenty-third streets and in the side streets between Fifth avenue and Sixth avenue. Many expensive loft buildings have been erected. The increase in values has been marked and it is a question only of a short time before this entire district will be given over to high class loft buildings to be occupied by importers and wholesale dealers in the dry goods and kindred trades.

The transaction closed yesterday has

the dry goods and kindred trades. The transaction closed yesterday has taken many months to complete. It involved the purchase not only of the lease held by the Demorest estate but of numerous sub-leases. A. W. McLaughlin & Co. conducted the negotiations.

Private Sales.

TWENTY-SECOND STREET.—M. & L. Hess have sold for the Realty Holding Company to Henry Corn the plot, 46.8398.9, at Nos. 56 and 58 West Twenty-second street, ninety-five feet east of Sixth avenue, and adjoining the building of Higgins and Seiter. Mr. Corn will tear down the old buildings on the 1st of May and erect a twelve story modern fireproof loft building to be ready for occupancy February 1, 1998. An outlay of about \$500,000 will be involved in the operation. This makes in all twenty-seven lots sold by the same firm in this section for improvement within the all twenty-seven lots sold by the same firm in this section for improvement within the last two months, aggregating \$1,700,000 for land only. The new buildings when completed will have involved by rebruary 1, 1908, an outlay exceeding \$4,000,000. A considerable amount of space in the new buildings has already been leased to prominent firms from the plans.

THIRTY-SECOND STREET.—Minturn Post Collins has bought Nos. 22 and 24 West Thirty-second street, two four story dwell-ings, on plot 50x98.9, for \$225,000. T. NICHOLAS AVENUE.—George Daiker has sold the Majestic, a seven story apart-ment house at the southeast corner of St. Nicholas avenue and 145th street, on plot 183.9x101.5x166.10x100.

SEFENTY-NINTH STREET.—T. P. Walker has sold to Maturin Delafield No. 82 East Seventy-ninth street, southwest corner of Park avenue, a four story and basement dwelling, on lot 21x75.

FIFTY-NINTH STREET,—Jefferson M. Levy has sold No. 121 East Fifty-ninth street, a three story and basement dwelling altered for business, on lot 20x100.5. William Burr was the broker.

FORTY-SIXTH STREET.—The Greene & Taylor Company has sold for Helena and Tony Nastasi to Minturn Post Collins Nos. 18 and 18 West Forty-sixth street, two four story and basement dwellings, on plot 44x100.5.

44x100.5.

WELFTH STREET.—George Nicholas has sold for Hannah W. Warren, wife of Charles Elliot Warren, cashier of the Lincoln National Bank, No. 634 to 638 East Twelfth street, two four story tenements and a factory building, on plot 55x103.3; also No. 615 East Fourteenth street, a five story tenement, on lot 21.10x103.3. The property has been in the hands of the Warren family for over fifty years.

ENION SQUARE.—The Kips Ray Realty

for over fifty years.

Into SQUARE.—The Kips Bay Realty Company has bought the northeast corner of Seventeenth street and Union Square, a four story building, on plot 28x115. Harris & Vaughan were the brokers.

IRVING PLACE.—Potter & Brother have sold to Daniel B. Freedman, through Douglas Robinson, Charles S. Brown & Co., No. 16 Irving place, a four story and basement brick building, on lot 20.6180.

EVENTEENTH STREET.—Potter & Brother

brick building, on lot 20.6x80.

EVENTEENTH STREET.—Potter & Brother have bought through Innes & Centre and Harris & Vaughan, No. 115 East Seventeenth street, a three stery and basement brick dwelling, on lot 25x92.

FORTIETH STREET.—Mandelbaum & Levine have bought No. 334 to 340 West Fortieth street, four three story and basement dwellings, on plot 50x98.9.

187H STREET.—F. V. Calder & Co. have sold for Caroline T. Paterno Nos. 402 and 404 West 116th street, a six story elevator apartment house, known as La Valenciennes on plot 50x100.11.

WEST END AVENUE.—Slawson & Hobbs

EST END AVENUE.—Slawson & Hobbs have soid for Henry M. Tilford No. 487 West End avenue, a three story high stoop dwelling, on lot 17x82. The buyer will occupy FIFTY-THIRD STREET.—John P. Kirwan has sold for the Heerwagen estate No. 510 West Fifty-third street, a five story ware-house, on lot 25x100.5.

house, on lot 25x100.5.

THIRTY-SEVENTH STREET.—Ames & Co. have sold for E. J. Flood Nos. 442 and 444
West Thirty-seventh street, also for H. W. Youngling, No. 446, adjoining, three four story buildings, on plot 60x98.9. The buyer is James H. Blake.

BETH STREET.—The Gem Realty Company has sold the plot, 25x199.10 running through from 158th to 159th street, 100 feet east of Broedway. The buyer is the Fluri Construction Company, which recently acquired the adjoining Broadway block front from the Huffson Realty-Company. David Stewart was the broker.

MSTH STREET.—W. J. Huston & Son have sold for the estate of Ursula E. Meanair to a client of W. C. Lester No. 417 West 145th street, a three story high stoop dwelling, on lot 18x99.11.

MSTH TREET.—Lasse Schlesinger has sold.

126TH LTREET.—Isaac Schlesinger has sold to Edgar A. Levy Nos. 619 and 621 West 136th Street, a five story flat, on plot 54x99.11. at the story hat, on plot 3439.11.

117TH STREET.—Afred Ole nick and S. A. Israel have sold for Herman B. Kitay to Ferdinand Brooks No. 274 West 117th Street, a five story flat, on lot 253400.11.

EVENTY-FIRST STREET.—Block Bros. have sold through William Gluckman Nos. 416 and 418 East Seventy-first street, 50x102 2

107TH STREET.—Dessauer & Co. have sold for a client No. 102 East 107th street, a four story brownstone front single flat, on lot 252100 II.

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2 story and basement stone houses on beautiful
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3 blocks from Sunset Park; containing 14 rooms,
2 baths, 3 toilets, furnace and asbestos gas heaters;
fined ecorations; finished in mission style oak trim,
white enamel, mahogany and gilt; beautiful conad;
mirrors; elegant mission style clock in dining room
mantels; parquet-floors in parlors and dining rooms;
earpets on hall and stairs, shades, etc.; elegant
chandellers; must be seen to be appreciated. Easy
terms, 28 minutes to Park Row by 5th Ave, elevated to 36th Street, Open evenings and Sundays,
JOHN E, SULLIVAN, on premises, 537 47th Street,
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636 PUTNAM AV., on one of the fines; blocks of the Bedford section—3-story and basement, white stone, bay window, box stoop, oak trim; is rooms and bath; 20x88x100; \$12,000.

777 JEFFERSON AV.—2-story and basement brownstone, swell front, box stoop; 9 rooms and bath; 20x33x100.

831 JEFFERSON AV.—3-story and basement brownstone; 11 rooms and bath; 19x45x100.

Fine corner house, St. Mark's section; 3-story and basement brick and stone; 12 rooms and bath; 48,000. Inquire of owner, CHARLES THIELE, grocer, 224 Patchen av., Brooklyn.

BEST Part of Bedford av.—Two particularly wide four story double brick Flats can be bought cheap; rents \$5,856; cash \$8,000; mortgage, \$46,000. TIMM & BEHRENS, 190 Montague st. WE HAVE HOUSES for one, two or three families, and at all prices and at all locations.

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and Ninety-sixth street, a five story tene ment, with stores, on lot 25.8x100.

and Ninety-sixth street, a five story tenement, with stores, on lot 25.8x100.

EIGHTH AVENUE.—M. H. Meyer, in conjunction with A. Ohayon, has sold for M. L. and C. Ernst Nos. 2593 to 2599 Eighth avenue, two five story flats, with stores, on plot 30x75.

BRONX.—Reiter & Newman report the following sales. No. 1037 East 156th street, corner of Hewitt place, a four atory triple flat, on lot 28x86, irregular, for M. Harris; No. 841. Union avenue, corner of 160th street, a three story flat, with stores, on lot 20x100, for M. Nathan to a Mr. Allen: a two family house on the west side of Rosedale avenue, about 150 feet south of White Plains road, on lot 25x100, to a Mrs. Scholen; for a Mr. Gearry the two story two family house at No. 40 Victor street, on lot 25x100, No. 15 Mianna street near White Plains avenue, a two story two family house, on lot 25x100, for a Mr. Garvey; a plot 50x100 on the west side of Vyse avenue, about 175 feet north of Freeman atreet, for Cohen & Glauber, and a plot of four lots with a three story business building at the corner of Bowling Spring road and Patterson avenue, Rutherford, N. J., for a Mr. Garifiano to M. La Mout.

JACKSON A VENUE.—The Woodstock exchange has sold the three family frame

JACKSON AVENUE.—The Woodstock exchange has sold the three family frame house at No. 1622 Jackson avenue, on lot 19x87, for Mrs. O. Martin to John H. Quirk.

PARK AVENUE.—J. Wilbur Vaughn Jhas sold for Mrs. B. C. Connolly the two family frame dwelling at No. 3682 Park avenue, on lot 17x86. on lot 17x86.

VAN NEST.—William Kelleher has sold for John Hurley to Joseph Gordon and Jacob Lebas lot 184 in the Hunt estate property at Van Nest; also for Jacob Rumph in conjunction with Frank Davis lots 74, 101 and 102 in the Gleason estate.

Miscellaneous.

Miscellaneous.

Henry Swords is the buyer of No. 48 East Sixty-seventh street, recently reported by Wetmore & Magill.

G. Tuoti & Co. have leased the seven story tenement at No. 31 Crosby street for a term of years at an aggregate rental of \$40,000.

The estate of Samuel Colgate has sold the property formerly used for the East Orange Golf Club, on Harrison street, Elliot place and Sanford street, East Orange, N. J. The property is practically the only large vacant plot in the heart of the Oranges and has been owned by the Colgate estate for forty years. The sale was effected through E. P. Hamilton & Co. The buyer is the Turner-Fink Company of New York, which will subdivide and improve the property.

The Siegel Cooper Company has leased for a term of years Nos. 147 and 149 West Twenty-seventh street for factory purposes. Charles E. Duross negotiated the lease.

The B. N. Dawley Heal Estate Company reports the following sales at Richmond Hill South for the week; To H. Elliott Estherbrook, ten lots on Wainut street, \$6,800: F.



are everywhere in evidence, combined with those substantial ENGLISH COMFORTS so dear to the Anglo-Saxon the world over, it is the great aim of the Cecil Management to make the visitor's stay as pleasant as possible. Everything that can be done is freely tendered. tendered.
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ABOVE 14TH ST., WEST SIDE. 1.—ELEGANTLY FURNISHED APARTMENT, private bath, \$1.50 daily; including meals, two, \$25 weekly; one, \$15. THE ALABAMA, 15 E. 11th st. HOTEL CECIL, 118th st. and St. Nicholas av.

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BELOW 14TH ST., EAST SIDE. HOTEL ALBERT, 11th st. & University Pl. \$1.00 per day and upward: 400 rooms, 200 baths.

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REAL ESTATE FOR SALE. BUILDING SITE; 20 mile view Hudson River; 134 acres; macadam street; 51 minutes from New York; eight minutes walk to station; 19 trains per day each way; 31,500. CRUIKSHANK & CO., 52 PINE ST., NEW YORK.

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BACHELOR'S ROOMS; refined private home. elephone 5326-79, between 11-2.

Barnes, four lots on Church street, for \$2,490:
Joseph Hallahan, two lots on Stoothoff avenue,
for \$700, and George C. Wing, two lots on
Walnut street, for \$1,400.
Charles C. Pritchard and William S. Denison
have sold for Nellie M. Hamilton No. 162 Cottage avenue, Mount Vernon, a three story
frame dwelling to William F. Margerin for
excupancy. tage avenue. Mount Vernon, a three story frame dwelling to william F. Margerin for occupancy.

Plans have been filed with Building Superintendent Murphy for a six story apartment house to be built for Emanuel Doctor at the northeast corner of Broadway and 149th street. It will have a frontage of 90.11 feet, and a depth of 90 feet, with a facade of brick, limestone and terra cotta, and will haveaccommodations for thirty-four families. It is to cost \$180,000, according to the estimate of the architect, John Hauser.

Plans have been filed for a five story residence to be erected for V. Henry Rothschild at No. 25 East Seventy-third street. It is to be 20 feet front and 80 feet deep with an extension, having a facade of ornamental brick, trimmed with limestone and terra cotta, and a central entrance, with a two story bay extending from the second to the fourth story and a balcony at the fourth story and a seven story loft building, 40x62, to be built at Nos. 101 and 103 Croeby street for the Wildred Realty Company, of which Simon Fromburg is president. It is to cost \$35,000 and a six storylloft and store building at No. 85 Ninth avenue for Jacob Beck to cost \$10,000.

The Bronx plans comprise a two and three

at No. 85 Ninth avenue for Jacob Beck to cost \$10,000. The Bronx plans comprise a two and three atory stable at the corner of German place and Rae street to cost \$14,000; a one story church for the Concordia Lutheran Congregation on Oak Terrace east of Crimmins avenue, to cost \$6,000, and a one story office for the American Real Estate Company on West-chester avenue east of Southern Boulevard to cost \$1,000.

Yesterday's Auction Sales. [At 14 Vesey Street.]

[At 14 Vesey Street.]
By JOSEPH P. DAY.

100th street, northwest corner of Tinton avenue, 120x145.2, vacant: Peter Herche vs. Rudolph Simon et al., due on Judgment, \$17,246.42; subject to taxes, &c., \$409.59; subject to mortgage of \$10,000; to Max Oppenheim.

Robbins avenue, southwest corner of 138th street, 100.10x82.1, vacant: Supreme Realty Company vs. H. Matz et al.; due on judgment, \$1,453.51; subject to taxes, &c., \$1,57.82; prior mortgage, \$12,000; to the Cohn-Baer-Myers-Aronson Company ... 19,300

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G. MAZZERI, Proprietor.

PAWNBROKERS' SALES. L. L. FIRUSKI. Auct., 70 Bowery, sells 10 A. M.:
Jan. 14—A. Friedman, 191 3d av., 344 East Houston
st: all diamonds, watches, lewelry every description
pledged prior Jan. 1, 1906, all older dates.
Jan. 15.—Order J. Anderson, 307 W. 42d st.; all
diamonds, watches, jewelry, goods every description pledged prior Jan. 1, 1906, to No. 27000. S. Stern,
2271 8th av.; jewelry, clothing, &c., pledged prior
Jan. 6, 1903, to No. 26200, all older dates.
Jan. 15—Order M. & E. Bruckheimer, 2108 3d av.:
clothing, &c., pledged prior Jan. 5, 1906.
Jan. 16—Fine consignment jewelry.
Jan. 17—Order Wm. Simpson, 91 Park row; all
diamonds, watches, jewelry, goods every description pledged prior Nov. 17, 1905, to No. 68001, all
older dates.
Jan. 17—L. Weisenberger, 1831 2d av.; all goods
pledged orlor Jan. 7, 1906, order M. Speler & Co.
Jan. 18—Order E. J. Lemon & Son, 476 6th av.
No. 7845 of July 23, 1900; No. 31803 of Oct. 29, 1901.
By J. E. Lemon & Co., all diamonds, watches, jewclry, goods every description pledged prior Dec. 1,
1905, No. 1 to 11923; also lost Nos. 28126, 27, 28, 31,
37 of Jan. 21, 1904; 28450 of Jan. 28, 1904; 23230 of April
19, 1904; 36180, June 29, 1904; 38756, Aug. 19, 1904;
48849 and 49850, March 29, 1904; 38756, Aug. 19, 1904;
48849 and 49850, March 29, 1904; 38756, Aug. 19, 1904;
48869 and 49850, March 29, 1904; 3919, 1904, pl. 1191, April 24,
1905; 2006, May 10, 1905; 3342, June 3, 1905, all older
dates. A. Lawrence, 118 2d av.; pledged prior
Dec. 10, 1906, to No. 20200, all older dates.

JULIUS SHONGOOD, Auctioneer, by Jos. Shongood's Sons, Auctrs, 94 Bowery:
Jan. 14—Clothing, &c. L. Schleber, 1629 2d av.
Jan. 16—Jewelry, watches, diamonds, &c., pledged
to Jan. 9, 1906. Mayer Bros., 772 9th av.
Jan. 17—Jewelry, watches, diamonds, etc.,
pledged to Jan. 10, 1906. B. Fox. 72 8th av.
Jan. 18—Diamonds, Jewelry, &c., pledged to
Jan. 7, 1905. Schwartz's Loan Office, 229 Grand st.

ELI SOBEL, Auct. 26 Bowery, sells 10 A. M., all goods pledged priors Jan. 5, 1906, and held over: Jan. 14—Clothing, fine spring overcoats, dresses, &c. Wm. Prager, 447 7th av.
Jan. 15—By lironx Loan Office, 2794 3d av.; jewelry, watches, dlamonds, &c.
Jan. 16—Jewelry, Thos. Newman Sons.
Jan. 17—Clothing, &c. A. Rothman. 303 Hudson st.
Jan. 18—By Estate C. Sobel, 37 1st av.; jewelry, watches, dlamonds pledged prior Jan. 1, 1906, from Nos. 33000 to 39000.

CENTRAL AUCTION CO., M. SHEEHAN, Auct., 152-154 Canal st., will sell at 10 A, M.; Jan. 14—By H. McAleenan, 1350 Broadway; dia-monds, lewelry, &c., pledged from Nos. 1, Jan. 1, to 33000, Dec. 1, 1805, inclusive, and all goods held over.

REAL ESTATE-LONG ISLAND. FOR SALE.

12 ROOM HOUSE, all improvements, corner plot, 78x150, for sale; \$8,700. WILLIAM J. MOCK, Great Neck, L. I.

ADJOINING ROCKVILLE CENTRE, opposite railroad station, building lots 25x100, 5149. CARROL TON REALTY CO., World Building, Manhattan. REAL ESTATE-NEW JERSEY.

AT ORADELL, 45 minutes Chambers or 23d st., via Erie: commutation \$6.70; high, healthy, picturesque building plots, 50x150, \$800; block from depot; sewers, cement walks, water, gas, electric light, macadamized avenues, schools, churches; best proposition near New York to-day for investor or homesecker, JOHN N. FALKINBURG, :133 Broadway.

APARTMENTS TO LET-FURNISHED A.—ELEGANTLY FURNISHED APARTMENT private bath, \$1.50 daily; including meals, two, \$25 weekly; one, \$15. THE ALABAMA, 15 E. 11th st.

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The most liberally appointed hotel in Atlantic City, with an unobstructed ocean view from all public rooms. Spacious solarium directly on the Boardwalk connecting with the Hotel.
WALTER J, BUZBY.

HOTEL IROQUOIS Ocean end So. Caroling Ave.—Capacity 400; oper all year; special rates, \$10 up weekly; booklet. W. F. SHAW. Propr. D. P. RAHTER, Mgr.

HOTEL JACKSON. Special Winter Rates. American Plan. HOTEL RUDOLF.

Directly on the Beach. Special Winter Rates Lakewood. THE LAUREL HOUSE A. J. MURPHY, Manager.

LAUREL-IN-THE-PINES FRANK F. SHUTE, Manager. Both hotels have been extensively improved since last season, including the addition of numerous private baths, and are favorably known for their standard of excellence and patronage since the inception of Lakewood as a resort.

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Overlooking Lake Worth; newly furnished; all modern improv. Management of owner. GEO. ZAPP. NORTH CAROLINA.

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